



LAS VEGAS CITY COUNCIL

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CITY MANAGER

October 18, 2005

Mr. John Kelly
R Douglas Spedding
295 Auto Mall Drive
Henderson, Nevada 89014

RE: ZON-7290 – REZONING
CITY COUNCIL MEETING OF SEPTEMBER 21, 2005
RELATED GPA-7289, VAR-7992, SUP-7757 AND SDR-7291

Dear Mr. Kelly:

The City Council at a regular meeting held September 21, 2005 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 5.03 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002). The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2005. This approval is subject to:

Planning and Development

1. The applicant shall file a deed restriction on the property prohibiting tavern use to be recorded with Clark County recorder's office.
2. A General Plan Amendment (GPA-7289) to a SC (Service Commercial) land use designation approved by the City Council.
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review (SDR-7291) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Coordinate with the City Engineer's Division to determine what impacts the proposed Horse Drive interchange may have on this site, including issues such as final right-of-way requirements and temporary construction easement locations.

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18112-001-06-05
CLV 7009

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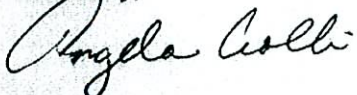
6. Dedicate 10-feet of additional right-of-way for a total width of 80 feet for Oso Blanca Road (AKA Frontage Road) and a 20-foot radius on the northwest corner of the Frontage Road and Tee Pee Lane prior to the issuance of any permits. In addition, grant a traffic chord easement on the northwest corner of the Frontage Road and Tee Pee Lane. Dedicate appropriate right-of-way for a total width of 80-feet on Tee Pee Lane.
7. Construct half-street improvements on Tee Pee Lane and construct full width street improvements for Oso Blanca Road (AKA Frontage Road) adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the construction limits of this site prior to construction of hard surfacing (asphalt or concrete).
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend the existing oversized public sewer in Tee Pee Lane to Oso Blanca Road (AKA Frontage Road) and continue the extension in Oso Blanca Road to the north edge of this site at a size, location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Bill Hicks
New Market Land Company
2970 West Sahara Avenue, Suite #100
Las Vegas, Nevada 89102

Mr. Richard Moreno
Moreno & Associates
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

RDC-14887